



**Maple Close**  
Pulloxhill,  
Bedfordshire, MK45 5EF  
46% Shared Ownership £149,500



**\*46% SHARED OWNERSHIP\*** Offered for sale with no upper chain, this semi detached home is set on a popular development within a desirable village and features a fitted kitchen/breakfast room, living room with French doors to the enclosed rear garden, ground floor cloakroom/WC, two double bedrooms and a first floor bathroom. Off road parking for two vehicles is provided immediately to the front of the property. EPC Rating: C.

## GROUND FLOOR

### ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed inserts. Radiator. Stairs to first floor landing. Wood effect flooring. Doors to kitchen/breakfast room, living room and to:

### CLOAKROOM/WC

Two piece suite comprising: Close coupled WC and wall mounted wash hand basin with tiled splashback. Radiator. Wood effect flooring.

### KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Built-in electric oven and gas hob with extractor over. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler, concealed within cupboard. Radiator.

### LIVING ROOM

Double glazed French doors to rear aspect with matching sidelights and top openers. Radiator.

## FIRST FLOOR

### LANDING

Hatch to loft. Built-in airing cupboard. Doors to both bedrooms and bathroom.

### BEDROOM 1

Double glazed window to rear aspect. Radiator.

### BEDROOM 2

Double glazed window to front aspect. Radiator.

### BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Part tiled walls. Radiator.

## OUTSIDE

### REAR GARDEN

Immediately to the rear of the property is a paved patio area with steps leading down to pathway, which extends alongside the lawn to a timber garden shed. Further paved patio seating area at rear. Enclosed by timber fencing. Gated side access.



## OFF ROAD PARKING

Parking for two vehicles immediately to the front of the property.

Current Council Tax Band: C.

Lease: 125 years from 15/05/2009.

Current Rent: £308.82 per month.

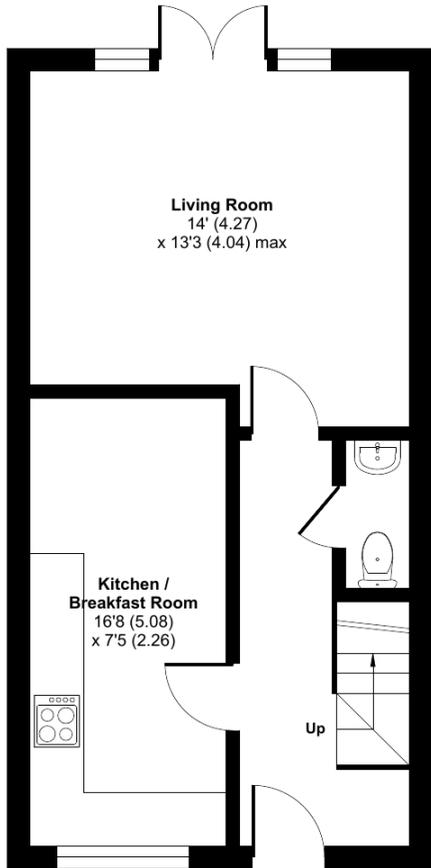
## SHARED OWNERSHIP

This property is for sale by Shared Ownership. Buyers must be at least 18 years old and have a minimum 5% deposit towards the share they are purchasing. Buyers must have a total household income under (£80,000). Buyers must be either first time buyers or; do not currently own a home suitable for their housing needs, sell a home not currently suitable for their housing needs before buying a shared ownership property, own a non-residential property that provides their main income source.

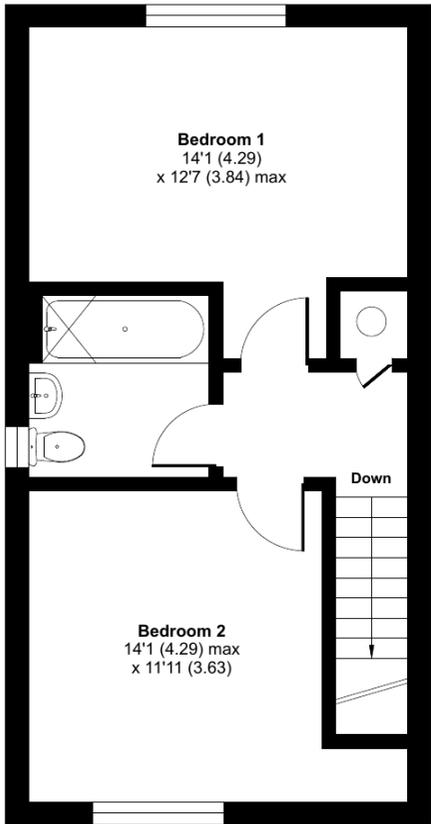


Approximate Area = 811 sq ft / 75.3 sq m

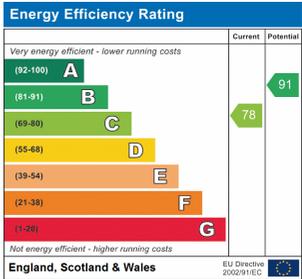
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 991225



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

### Viewing by appointment only

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